

# DIETRICH SCHOOL DISTRICT NO. 314

*Home of the Blue Devils*



## Administration

Benjamin Hardcastle, Superintendent  
Stefanie Shaw, Secondary Principal

Melissa Sharp, Board Clerk  
Andrea Schaeffer, Business Manager

## **REQUEST FOR QUALIFICATIONS FOR**

### **Design Build School Construction and Maintenance Project**

**Due Date: Thursday, June 16, 2016**

**DESCRIPTION OF WORK:** The District is seeking qualified Design-Build firms and/or teams to provide complete design-build services in regard to the programming, planning, design, construction, and implementation of the Dietrich School project.

Demolition and removal of old building from property.

A new 120' x 120' building on the west side of the existing school. The south portion will be two levels and will house classrooms, restrooms, and corridors. The north portion will house a gymnasium and will be open to the roof. The gymnasium portion of this building will be shelled space at this time, which is to say that it will have minimal wall finishes, minimal lighting, no gym floor installed, no basketball standards, and no bleachers installed. Electrical rough-in for future gym lighting should be installed.

A new 40' x 100' addition to the east side of the existing gymnasium. This will utilize, to the extent allowed by code, the east wall of the existing gymnasium as a common wall with this space. This space will consist of one classroom and open area for the Vocational Agriculture and Auto Collision programs.

Re-work of the existing heating system, to include, but not limited to, replacement of the existing boiler along with associated piping and equipment as required, diagnostics and repair of the heating system in the existing high school, and HVAC for the existing gymnasium.

Approximate square footage breakdown:

#### New building (west)

Level 1 classroom area – 5,500 square feet

Level 2 classroom area – 5,500 square feet

Gymnasium area – 8,900 square feet

#### New addition (east)

Classroom area – 1,000 square feet

Shop area – 3,000 square feet

**ESTIMATED COST:** \$2,500,000 Total Project Cost

**SERVICES REQUESTED:** The following are the services being requested for this project:

1. Project formulation and budget assistance.
2. Complete design build services including, but not limited to, the following:

- a. Architectural services from design development, through construction documents, through project administration, and through closeout.
- b. Permitting.
- c. Construction services including, but not limited to, construction contract bidding and construction contract administration.
- d. Construction management services including, but not limited to, quality control, observation, and testing.
- e. Prepare record (as built) drawings of the completed project in both electronic and paper format.

STATEMENT OF QUALIFICATION FORMAT: The Statement of Qualifications shall be short and concise, not to exceed 10 pages including cover letter and address the following areas:

1. A description of the Design Build Entity "DBE" including a detailed listing of the design on construction management qualifications of the proposer.
2. An explanation of pricing practices for design build projects of this type.
3. Ability to meet schedules and budgets.
4. Interest shown.
5. A description of the philosophy and operational practices for the design build process. This should include the following:
  - a. Owner's approval of architectural/engineering firms.
  - b. Owner's input and approval of construction drawings.
  - c. Responsibilities for errors and omissions – design build / architectural errors and owner errors/changes.
  - d. Cost projections and budgeting.
  - e. Change order process.
  - f. Communication during the construction process.
  - g. Project close out procedures.
6. Three references from design build projects.
7. A copy of all professional licenses held by the DBE. Architectural and engineering firms must be listed.
8. A description of the financial strength and bonding capacity of the DBE.

Resumes shall be included for individual(s) responsible for the project (resumes will not be counted as part of the 10 page maximum for the proposal).

The selection of the design builder shall be based upon a comparative analysis of the professional qualifications necessary for satisfactory performance of services required. The criteria for evaluation of qualifications may include, without limitation:

1. Technical qualification for construction, such as specialized experience and technical competence, including key personnel;
2. Capability to perform construction, including the availability of key personnel;
3. Designer qualifications;
4. The proposed plan of the proposer to manage the design and construction of the project;
5. Understanding of and approach to the project;
6. Organizational conflicts of interest;
7. Other appropriate qualifications-based selection factors.

The Dietrich School District will evaluate all proposals and accept one that is in its best interest. There will be no reimbursement of costs or compensation of any kind to any firm or individual preparing or submitting proposals for any reason.

Proposals will be accepted until 2:00 p.m. Thursday, June 16<sup>th</sup>, 2016, 406 N Park Street, Dietrich, Idaho. The outside of the package should clearly indicate "Dietrich School District Design Build Proposal Enclosed". One (1) electronic copy (in PDF format) and one (1) hard copy of each proposal is required.

Dietrich School District reserves the right to reject any or all proposals, to waive any formalities and to accept the proposal deemed to be in the best interest of the School District.

**ON-SITE REVIEW:** An on-site review of the project scope and requirements is scheduled for Monday, June 13, 2016, in the Dietrich School at approximately 2:00 PM. Participation in this on-site review is **NOT MANDATORY**.

**CONTRACT TIME:** Contract time to be determined at a later date.